

DIRECT LINE: (305) 377-6227 E-Mail: MTapanes@BRZoningLaw.com

VIA HAND DELIVERY

April 30, 2013

Mr. Eric Silva, Assistant Director Miami-Dade County Department of Regulatory and Economic Resources Development Services Division 111 NW 1st Street, 11th Floor Miami, Florida 33128



50E

RE:

Julmar 147 Investment, LLC Public Hearing Application No. Z12-085

Dear Mr. Silva:

We represent Julmar 147 Investment, LLC, the applicant in Public Hearing Application No. Z12-085 ("Application"). The purpose of this petition is to request an appeal of the April 22, 2013 decision of the Miami-Dade County Community Zoning Appeals Board (CZAB) 10 to the Miami-Dade Board of County Commissioners pursuant to Section 33-314 of the Miami-Dade County Code.

This petition involves a decision of CZAB 10 regarding the proposed rezoning of a 2.34 acre parcel located at the southeast corner of SW 147 Avenue, a major section line road, and SW 15 Street from AU to RU-1MA, as well as an Unusual Use, Special Exception and minor associated variances to permit a daycare and private school. Bowing to political and neighborhood pressure, CZAB 10 denied the Application despite a recommendation of approval from the County's professional staff, expert testimony, and a wealth of data demonstrating both that the neighborhood concerns were unwarranted and that the Application satisfied the applicable legal standards. CZAB 10's action was not supported by competent substantial evidence and therefore must be overturned.

We respectfully request that this appeal be scheduled for hearing before the Board of County Commissioners at the next available agenda. Should you have any questions or comments, please do not hesitate to phone me at 305.377.6227.

Very truly yours,

Melissa Tapanes Llahues